

Resident

Date: 29th November 2016

Dear Resident

Update on our proposals to develop new homes on Alexandra Avenue

Further to our August postal consultation including a questionnaire on proposals to build new homes between 311 & 315 Alexandra Avenue, we have decided to progress with submitting a planning application for the development of a small block of 3 flats.

We received a good response to the proposals from around half of residents and other stakeholders who returned the consultation questionnaire and provided comments. Thank you very much to everyone, it was great to see so many people getting involved with proposals for the area.

Please see a summary of comments arising from the consultations and our responses to them on the following pages of this letter.

In planning terms this is classed as a minor application and as such, normally only the immediate adjoining properties are formally contacted by the Local Planning Authority and so some of you may not receive further consultation letters. You may view the plan we wish to submit online by visiting, www.harrow.gov.uk/homesforharrow and selecting the 'Alexandra Avenue' hyperlink.

The full application will also be available to view via the online Planning Portal in the next few weeks, www.harrow.gov.uk/planningportal. This will contain our proposals together with the necessary supplementary reports to support the application.

Once again we thank you for your feedback that has informed our design and decision to make better use of the land and help in some way to provide much needed affordable home for local residents.

Yours sincerely

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SUMMARY OF COMMENTS ARISING FROM CONSULTATION

<i>Our Proposal</i>	Your Comments	Our Actions
<p>Development of a block extension to 311 Alexandra providing x1 one bedroom flat & x2 two bedroom flats</p>		
<p>4 additional parking spaces provided along green strip including alteration of the slip road to adopt a one-way system for easier access</p>	<p>Would like more parking as spaces are limited and regularly lost to visitors of the clinic, commuters etc. →</p> <p>Would like to see the road widened to make it easier to manoeuvre →</p>	<p>The slip road has no parking restriction or controls in place; therefore the area is more susceptible to non-resident parking. Some additional parking will be provided.</p> <p>Subject to highways comments, we are proposing to introduce some extra bays on one side of the carriageway but there are alternatives that could be used that will in effect make it easier for vehicles to pass.</p>

<p>General comments</p>	<p>Some in favour of making the slip road a controlled parking zone especially during peak times for residents only →</p>	<p>If a majority of residents are in favour, then our highways team would carry out initial surveys for which they will require a contribution.</p>
	<p>Concern about the associated disruption from construction works →</p>	<p>We are happy to assist with this and would ask you to confirm if this is something you would like us to take forward.</p>
	<p>Who will homes be allocated to? →</p>	<p>The safety of everyone during any works is of importance to us.</p> <p>Our contractors will be members of the 'Considerate Constructors' scheme and adhere to the rules set out in any planning conditions. Construction activity is also controlled by Health & Safety legislation.</p> <p>The homes are likely to be developed for affordable rent. This means they would be allocated to a local household assessed as being in housing need via Locata, the council's choice based letting system.</p>